

DISTRICT 121

district121.office.com

Kaizen brings Class A office to McKinney

Built in 2022, the property is conveniently
located near McKinney's latest restaurants
and amenities.



Jones Lang LaSalle Brokerage, Inc.



District 121 | 7300 SH 121 SB, McKinney, TX 75070



190,405 RSF

8 Stories

25,000 RSF Floors

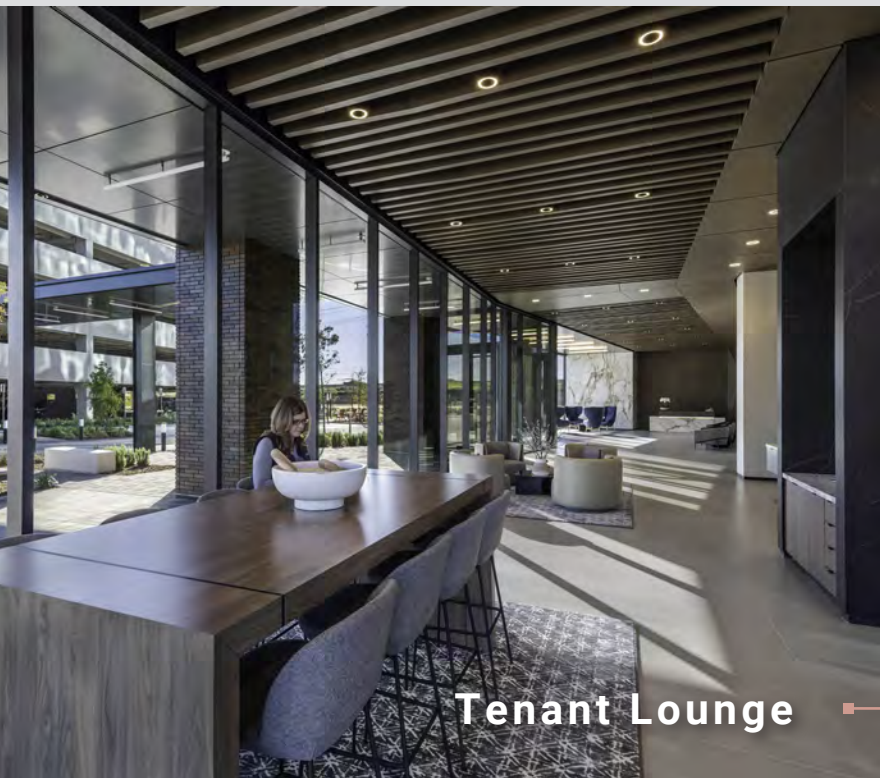
Up to 5:1,000 Structured Parking

A photograph of a modern, multi-story office building with a brick and glass facade. The building is situated in an urban environment with a paved plaza in the foreground. Two people are walking in the plaza. The sky is blue with wispy clouds. The text "DISTRICT 121" is overlaid in a white box at the bottom right of the image.

DISTRICT 121



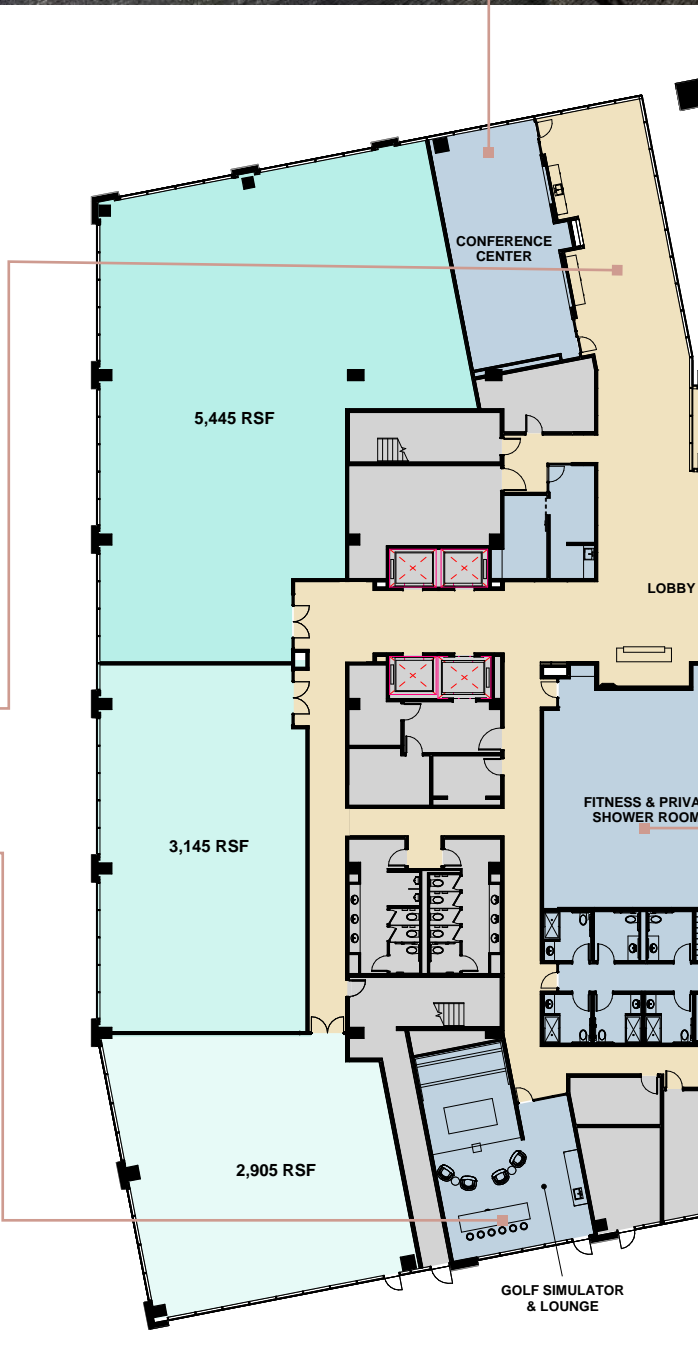
Conference Center



Tenant Lounge

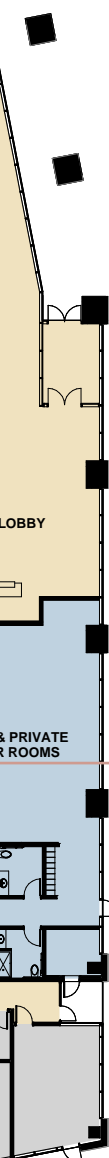


Golf Simulator





ONSITE AMENITIES



Fitness Center

ELEVATED INTERIORS





AREA AMENITIES



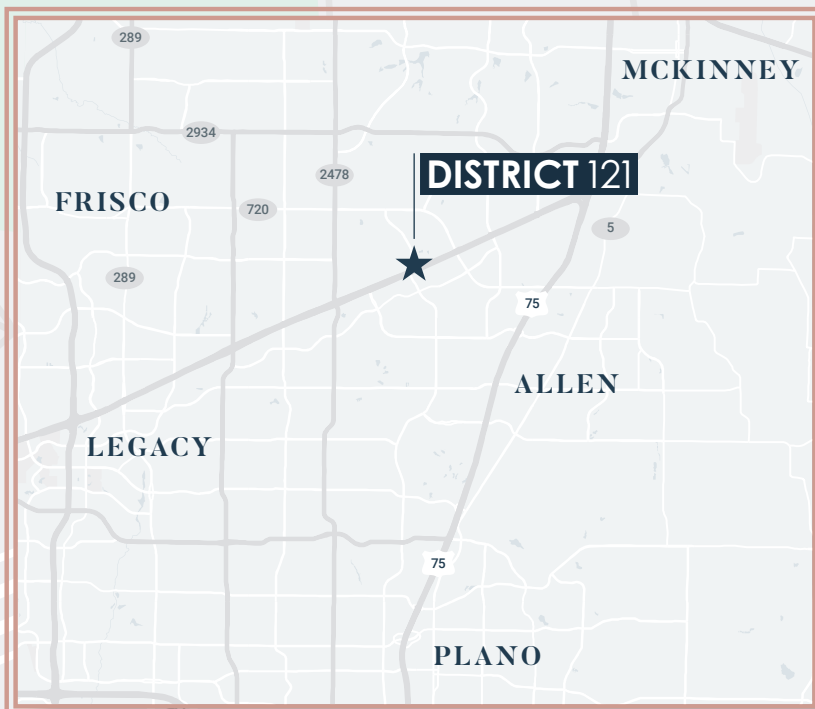
ChopShop



pizzatwist



Crossroads
Park & Trail



SAM RAYBURN TLWY

ALMA RD

THE
AVENUE



DISTRICT 121



400
GRADI

ZERO
GRADI

Mi Cocina



Bob's
Steak & Chop House

McKinney
Soccer Stadium
at Craig Ranch

1

4

3

1



THE
FARM
IN ALLEN

HOTELS

1



DENIZEN

2



3

IHG[®] HOTELS & RESORTS

4

WYNDHAM
HOTELS & RESORTS

MULTI-FAMILY

1

COLE PARK APARTMENTS
416 Units

2

AXIOM HUB 121
285 units

3

PARKSIDE AT CRAIG RANCH
751 Units

4

CENTRAL PARK AT CRAIG RANCH
280 Units

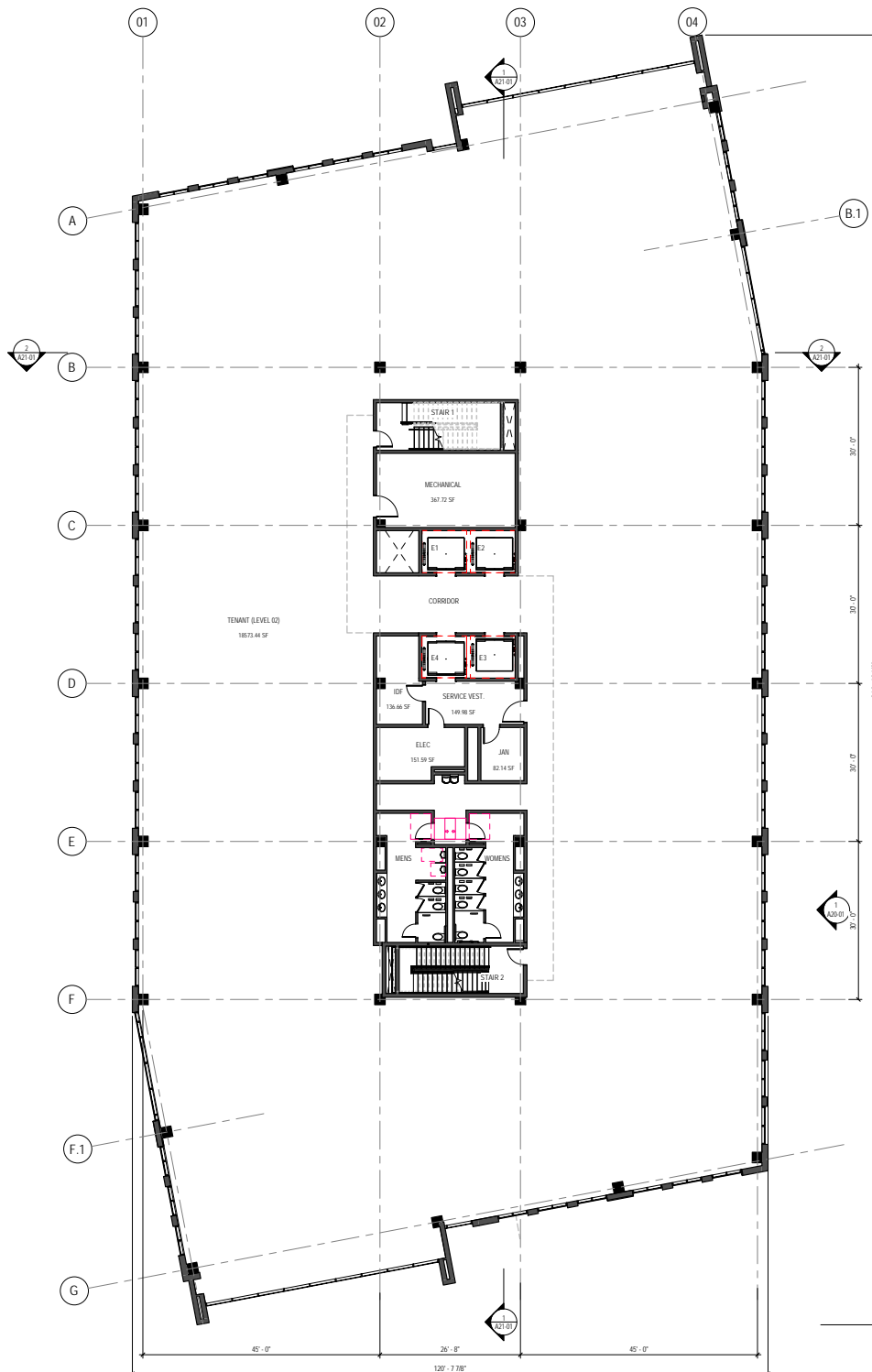
5

MAA TIMES SQUARE
313 Units

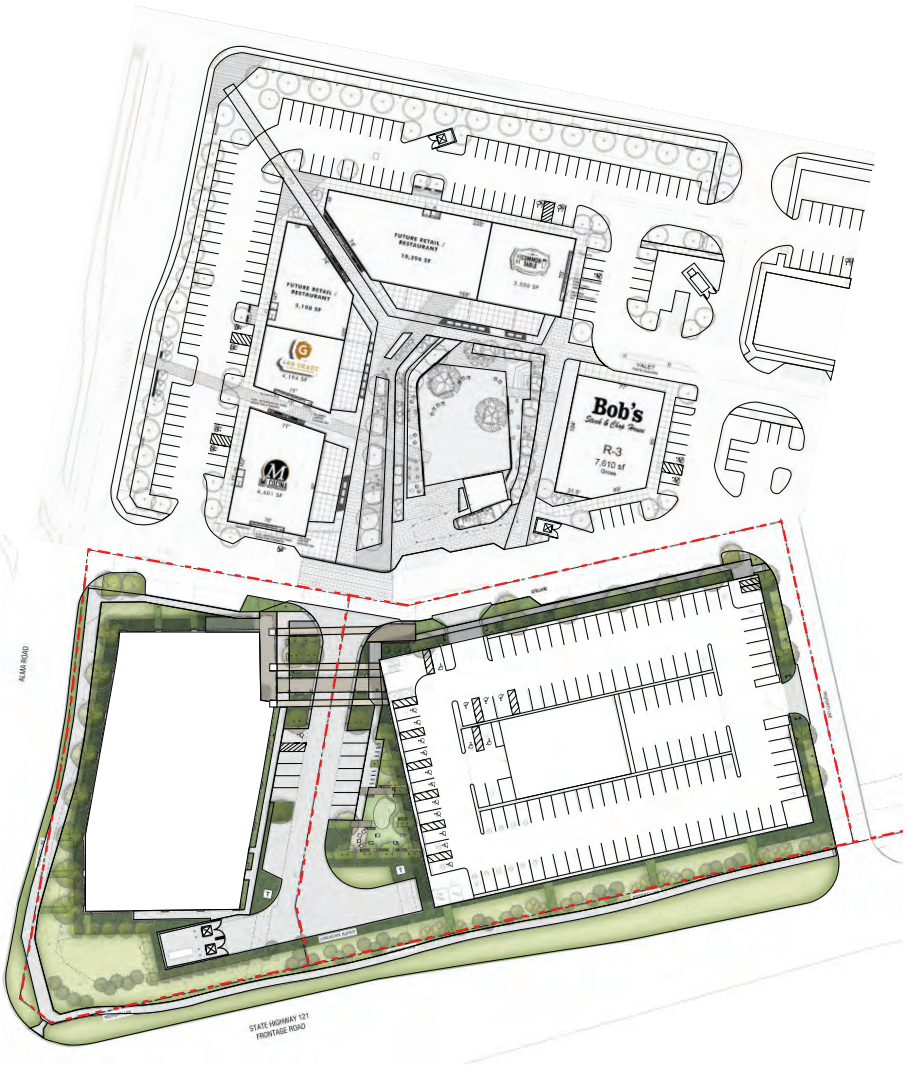


FUTURE DEVELOPMENTS

TYPICAL FLOOR PLAN



SITE PLAN



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Leasing Information:

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For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 105,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).

Partnership with:



Perkins&Will



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|-----------------------------------------------------------------------|-------------|-----------------------|-----------------|
| Jones Lang LaSalle Brokerage, Inc. | 591725 | renda.hampton@jll.com | +1 214 438 6100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Daniel Glyn Bellow | 183794 | dan.bellow@jll.com | +1 713 888 4000 |
| Designated Broker of Firm | License No. | Email | Phone |
| | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Blake Shipley | 577382 | blake.shipley@jll.com | 214-438-6118 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date